

*Doc. No. 4676
11/3/85*

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL RR-118
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Richard C. Cook and June E. Cook and their family are long-time residents of the South End and are about to be displaced by the South End Urban Renewal Project and wish to be able to continue to live in the South End area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Richard E. Cook and June C. Cook be and hereby are tentatively designated as Redeveloper of Disposition Parcel RR-118 in the South End Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks, lending institutions, or other sources;

(iii) An approved work write-up for the rebuilding.

2. That disposal of Parcel RR-118 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

PART I

HUD-4004
(9-69)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Richard C. And June E. Cook
- b. Address and ZIP Code of Redeveloper: 116 Dartmouth Street
Boston, MA 02116
- c. IRS Number of Redeveloper: None
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in South End Urban Renewal Area
(Name of Urban Renewal or Redevelopment Project Area)

is the City of Boston, State of Massachusetts,
is described as follows²

South End Parcel RR-118/ 47·Thorndike Street.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of NA:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: NA

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: NA

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper): NA

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above: NA

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the and, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$ 115,000
- d. Cost per dwelling unit of any residential rehabilitation \$ 38,333

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
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Three story, one apartment per floor:

1st floor: one 1BR unit

2nd " one 2BR unit

3rd " one 2BR "

(To be occupied by owner and family)

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Not included. Separate gas heating units for heat and hot water. Separate electricity.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

NA

CERTIFICATION

I (We)¹

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

Title

116 Dartmouth Street
Boston, Massachusetts 02116

Address and ZIP Code

Title

116 Dartmouth Street
Boston, Massachusetts 02116

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

*Approved by Ricardo Millett
Concurred in by Maria Faria
Requested by Joan Smith*

TO: Ricardo Millett, Assistant Director
for Community Development

FROM: Joan Smith, Director of Family Relocation *JES*

DATE: October 28, 1985

SUBJECT: South End Tentative Designation: 47 Thorndike Street (RR 118)
Mr. and Mrs. Richard Cook
BRA Displacees

Mr. and Mrs. Cook are the last long-term household on the South End caseload. They reside at 116 Dartmouth Street, a building on the Tent City site which was acquired in 1976 by the Authority. (Because of a long and serious illness of Mrs. Cook and also the growing sensitivity to Tent City in the past few years, they were allowed to stay on-site and left alone.)

They are a moderate income household who want to become homeowners and who also need the greater flexibility of being an owner. They have several dogs, one kitten, lots of supplies in the basement from when Mr. Cook had a more active business of his own, a car, a truck and generally a need for more space.

They have lived in the South End for a long time and want to remain there. They are an interracial couple with two young children and prefer an integrated area. Mr. Cook has been a plumber and knows carpentry and other skills. He expects to be able to perform some of the work and supervise other parts of it, in order to reduce the amount they will have to borrow. Bob McGilvary is working closely with me and him on this effort. I am still exploring methods of financing but this should be confirmed soon. Special consideration may also have to be given to setting a reasonable price on the property.

47 Thorndike Street is a small, three story building on 1,100 square feet of land, the last of four adjoining similar buildings (BRA also owns #45) on the section between Reed Street and Harrison Avenue. The rest of the street and block is vacant land, owned by Green Shoe or connected to Green Shoe and is zoned industrial. It is still a small, working class island in the larger South End. The Cooks like it very much- it seems affordable.

Maria Faria supports this recommendation. She indicated that your concurrence was needed before the Board memo could be submitted this week.

We need to be able to submit the necessary board materials for Wednesday. Please advise.

Copy - Maria

MEMORANDUM

NOVEMBER 7, 1985

TO: Boston Redevelopment Authority and
Stephen Coyle, Director

FROM: Ricardo Millett, Assistant Director for Community
Development and Maria Faria, South End Project Coordinator
and Joan E. Smith, Director of Family Relocation

SUBJECT: South End Urban Renewal Area, Project No. Mass. R-56
Tentative Designation of Redeveloper of Re-use
Parcel RR-118/47 Thorndike Street

SUMMARY: This memorandum requests that the Authority tentatively
designate Richard C. Cook and June E. Cook, as Redevelopers
of Parcel RR-118 in the South End Urban Renewal Area,
Project No. Mass. R-56

Parcel RR-118, located at 47 Thorndike Street, is a modest three-story brick building on approximately 1,100 square feet of land in the South End Urban Renewal Area. It is one in a row of four residential buildings on Thorndike Street along a block which is otherwise totally vacant and zoned for industrial use.

Mr. and Mrs. Robert F. Cook and their family reside at 116 Dartmouth Street and are being displaced by the Authority for the Tent City housing development. They wish to purchase and rehabilitate the property for their relocation housing, and Authority staff are working with them to make this financially feasible.

The Cook family has long resided in the South End and wish to be able to remain there. The building would provide them with their own unit and two small rental units.

Tentative designation is needed at this time so that final cost estimates and financing arrangements may be completed as quickly as possible.

It is, therefore, recommended that the Authority tentatively designate Richard C. Cook and June E. Cook as redevelopers of Parcel 118 in the South End Urban Renewal Area.

An appropriate Resolution is attached.

